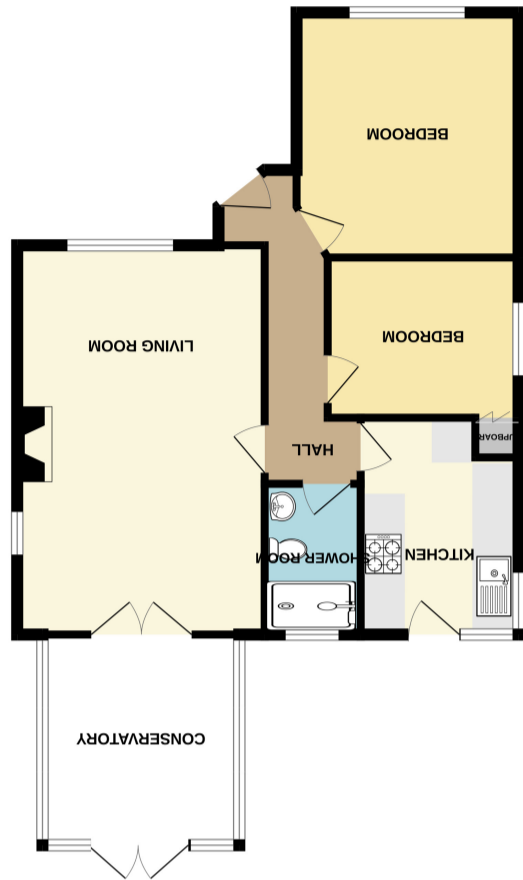


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 699 sq ft (64.9 sq m.) approx.
Made with Measure 2024



GROUND FLOOR
 699 sq.ft. (64.9 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
83	57
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92+)





PROPERTY FRONTAGE

Attractive frontage with paved multi-vehicle driveway; Driveway to side of property, leading to single garage to rear of the property.

HALLWAY

15' 1" x 3' 1" (4.60m x 0.94m) Warm and welcoming hallway with attractive stained glass panel door. Laminate flooring throughout; Loft access; Doors to all rooms.

KITCHEN

11' 4" x 7' 9" (3.45m x 2.36m) Contemporary kitchen comprising of: Under-cabinet ambient lighting to Shaker wall units; Base units to include pan drawers; Mixer tap to composite sink. Integrated appliances to include: Bosch electric wall oven, microwave/oven, electric hob, chimney extractor. Integrated washing machine and dishwasher. Bevelled wall tiles; Space for fridge/freezer. An abundance of natural light flows through the corner lead panelled windows and French doors to the rear garden.



LIVING ROOM

19' 2" x 11' 9" (5.84m x 3.58m) Living room to front aspect boasting a bright and spacious area. Stone surround feature fireplace; Carpeted throughout. Lead panelled window to front. Spacious enough to include a dining suite.

CONSERVATORY

10' 4" x 9' 8" (3.15m x 2.95m) Gorgeous views of the rear garden in this lovely conservatory with apex roof. Tiled flooring; Vertical blinds to windows; French doors leading to the West facing rear garden.



BEDROOM ONE

11' 9" x 10' 10" (3.58m x 3.30m) Lovely and spacious main bedroom adorned with fitted robes and drawers. Lead panelled windows to front aspect; Carpeted flooring.

BEDROOM TWO

9' 8" x 7' 9" (2.95m x 2.36m) A good sized second bedroom to side aspect. Lead panelled windows; Carpeted flooring; Built-in storage cupboard housing the Worcester Combi Boiler.

BATHROOM

7' 10" x 4' 7" (2.39m x 1.40m) Stylish shower room comprising of: Large shower with sliding glass door; Rainwater shower plus hand held shower; Contemporary fitted units and vanity offering plenty of space for all bathroom accessories. Mixer tap to basin; Concealed cistern WC. Fully tiled to walls and flooring.

REAR GARDEN

Bask in the sunshine in this beautiful and serene West facing rear garden, boasting al-fresco dining area on spacious decked patio. Fully fenced; Bordered shrubs and flowers; Large lawn area; Access to garage; Timber shed.

ADDITIONAL INFORMATION

Boiler - Worcester boiler Installed 2020, serviced annually
Loft - Insulated and partly boarded
Kitchen - Renovated 2018
Bathroom - Renovated 2016
Power to Garage
Rochford Council Tax - BAND C

